

Beyond Brownfields: Facilitating Community Revitalization and Redevelopment

Region 7 U.S. Environmental Protection Agency

Brownfields Tools for Redevelopment Workshop

Wichita, Kansas

August 7, 2018



AGENDA

- Brownfields Program Overview
- Integrating Cleanup Decisions into Redevelopment Processes
- March 2018 BUILD Act
- Regional Redevelopment Navigation Team (RNT)
- Brownfield Redevelopment Resources
- Redevelopment Technical Assistance
- Case Studies/Resource Application



EPA BROWNFIELD DEFINITION

*"real property, the expansion, redevelopment, or reuse of which **may** be complicated by the presence or **potential presence** of a hazardous substance, pollutant, or contaminant".*

Brownfields are locally-designated and defined

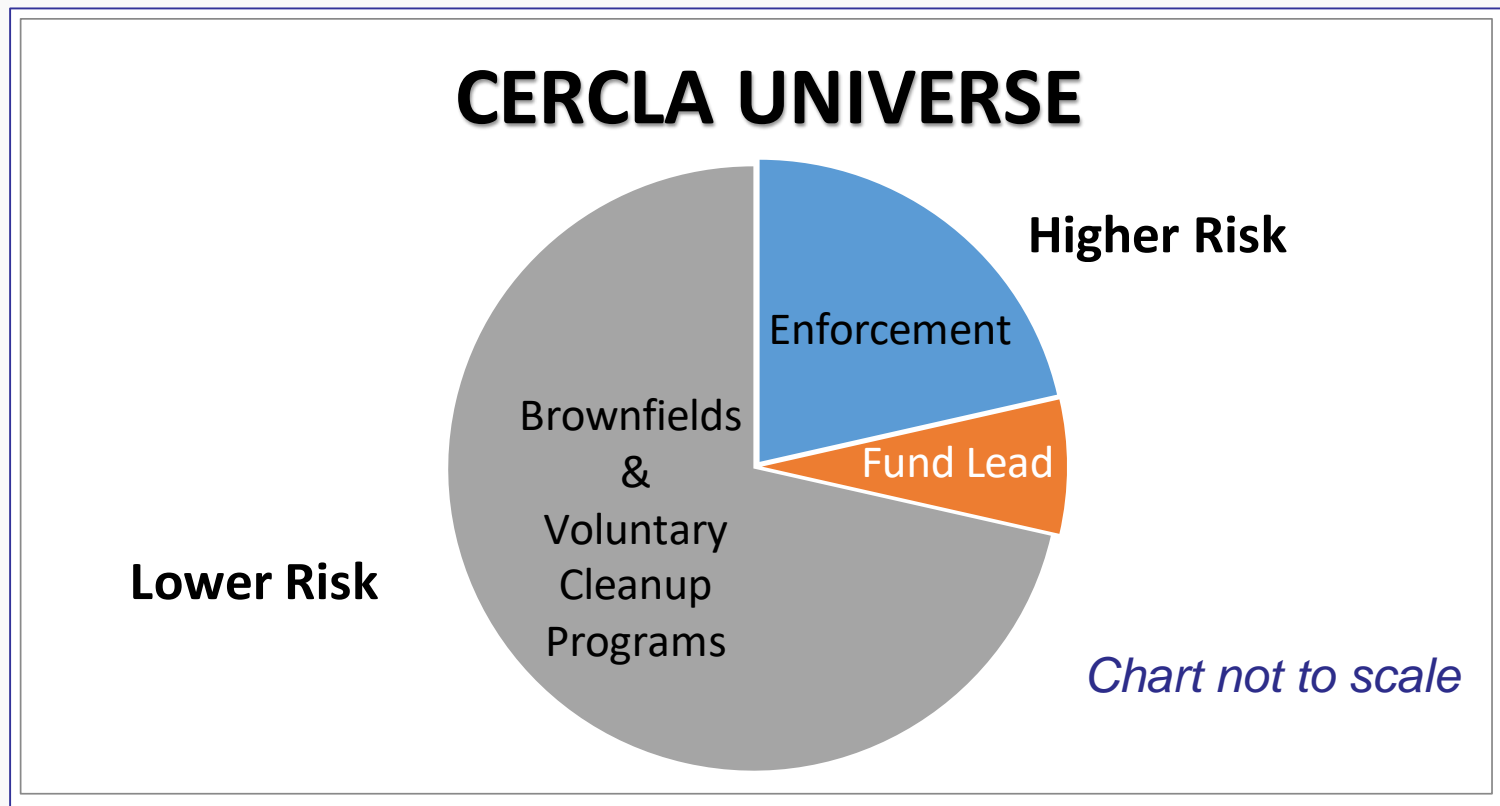


EPA BROWNFIELD PROGRAM MISSION

EPA's Brownfield program empowers states, communities, and other stakeholders to work together to prevent, assess, safely clean up, and sustainably reuse brownfields. Revitalizing brownfield sites creates benefits throughout the community.



LIABILITY RELIEF FOR BROWNFIELD BUYERS



ALL APPROPRIATE INQUIRY BEFORE PURCHASING PROPERTY.



EPA Brownfield Land Revitalization Process





Brownfields Redevelopment Process



- **Identify** Properties

- **Assess** Environmental Conditions

- Phase I assessment
 - Site visit, interviews, records search
- Phase II assessment
 - Site sampling

- **Clean up**

- **Sustainably Redevelop**

Community Engagement





March 2018 BUILD Act

- Part of FY2018 Omnibus Bill
- Amends Brownfields provisions of CERCLA
- Reauthorized the Brownfields Provisions through 2022

Key Changes from BUILD Act

For all Brownfields grantees (including states that apply for competitive grants)



Bigger cleanup grants
Now up to \$500,000.



Non-profits can now apply for assessment and RLF grants, as well as LLCs and community development entities that are non-profit.



Administrative costs can be funded by up to 5% of the grant award.



Multi-purpose grants (assessment and cleanup combination) up to \$1M can be offered.



Authorized new grant program available to states to provide training, technical assistance or research for small communities (population $\leq 15,000$). Maximum of \$20,000 per community.



Publicly owned sites acquired prior to Jan 11, 2002 can apply as long as the entity is not responsible for the contamination.



New ranking criteria focusing on renewable energy or energy efficiency projects and waterfront developments.



More certainty of liability protection for local or state governments that take control of contaminated sites. No longer has to be "involuntary" acquisition.



For petroleum Brownfield sites, removed the language and requirement that they be "of relatively low risk" in order to be eligible for funding.



Region 7 Redevelopment Navigation Team (RNT)

- *Translating the brownfield redevelopment process to enforcement sites*
- *Breaking down program silos*
- *Integrating cleanup decisions and redevelopment plans*



Region 7 Redevelopment Navigation Team (RNT) Vision and Objectives

A cohesive cross-program advocacy team that promotes and facilitates the reuse and redevelopment of contaminated sites or properties perceived to be contaminated.

- Develop a cohesive approach to site reuse and revitalization
- Focus collectively on sites with redevelopment potential
- Rapidly and thoroughly respond to inquiries from community, federal, and state partners
- Market site and community reuse success stories



Region 7 Redevelopment Navigation Team (RNT) Updates

- Ongoing Redevelopment Activities
 - Redevelopment Opportunities Inventory
 - Redevelopment Resource Toolkit
 - Speakers Toolkit
 - Collaborative Sharepoint Site
 - Redevelopment Consultations



Region 7 Redevelopment Navigation Team (RNT) Updates

- Redevelopment Legal Tools
 - Liability protections available from EPA
 - Qualifying as a BFPP
 - Comfort Letters
 - Status
 - Reasonable Steps
 - BFPP Doing Work Agreements or Prospective Purchaser Agreements



Region 7 Redevelopment Navigation Team (RNT) Contacts

Contact Us for Redevelopment Consultations and Support!

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FY2018 BROWNFIELDS COMPETITIVE GRANT PROGRAM RESULTS

Assessment, Revolving Loan Fund (RLF), and Cleanup

- Nationally: 613 proposals reviewed; 158 proposals selected for \$54.5M
- Region 7: 15 proposals reviewed; 8 proposals selected for \$2.5M

Environmental Workforce Development and Job Training

- Nationally: 47 proposals reviewed; 17 proposals selected for \$3.4M
- Region 7: 3 proposals reviewed; 2 proposals selected for \$400,000



FY2019 Brownfields Grant Competition Schedule

*Tentative schedule dependent on available federal fiscal
year 2019 funding and authority.*

- Competition guidelines published OCT – DEC 2018
- Proposals due 45-60 days after RFP
- Proposals selected for grant announcements late spring 2019
- Funding award NLT September 2019



Grant Type	Assessment	Cleanup	Multi-Purpose (Assessment & Cleanup)	Revolving Loan Fund (RLF)	Environmental Workforce Development and Job-Training (EWDJT)	Assistance to Small and Tribal Communities
Eligible Applicants	Government, Tribe, Quasi-Government, Regional Councils, <u>Non-profits</u>				Same + Job-Training Organizations, Community Colleges, Universities	States, Tribes
Amount of Funding Available (Up to \$)	\$200,000 per site \$400,000 per grant \$600,000 per Coalition	<u>\$500,000 per site</u> 20% Cost Share	\$1,000,000 20% Cost Share for Cleanup	\$1,000,000 < 50% Subawards	\$200,000	\$20,000 per community
Common Eligible Grant Activities	Inventory, characterize and assess brownfields; community engagement and visioning; area-wide/redevelopment planning ; cleanup planning	Cleanup planning; community engagement; cleanup; reuse and redevelopment planning	All Assessment and Cleanup Grant Activities	Capitalize a RLF program; provide loans and subawards to carry out brownfield cleanup activities	Recruit, train, and place unemployed and under-employed brownfield community residents; training includes various aspects of hazardous and solid waste management, as well as variety of other environmental.	Provide training, technical assistance, or research for small communities (populations of 15,000 or less), Indian tribes, rural areas, and disadvantaged areas



Start Preparation Early

Before you write a word of the proposal, line up:

- Target area & redevelopment focus
- Health/Env./Econ. impacts ➡ Related project benefits
- Community engagement
- Partners
- Leveraging sources



Help for Proposal Development

- Seth Mettling – KDHE
- Kansas State University – Technical Assistance to Brownfields (TAB) Program
- Webinars to review published guidelines



Redevelopment of Contaminated Properties EPA Resources and Case Studies



EPA REDEVELOPMENT RESOURCES

- Technical Assistance for Brownfields (TAB)
 - Facilitation/Strategic Planning
 - Market Analysis
 - Design Charrettes/Site Planning
- Discretionary Funding from EPA Headquarters to Regional Offices
 - EPA Contractors
 - Design Charrettes/Site Planning
 - Market Analysis
- Targeted Brownfields Assessment (TBA)
 - Environmental Site Assessments



EPA REDEVELOPMENT RESOURCES

- Council on Development Finance Agencies (CDFA)
 - Redevelopment financing planning
- EPA Lean Practitioners
 - Program/process improvement planning
- Environmental Finance Center
 - Wichita State University
- EPA Environmental Justice
 - Community engagement



TARGETED BROWNFIELD ASSESSMENTS (TBA)

- No-cost Environmental Assessments
 - Generally ASTM Phase I and II
 - May include developing an inventory
- Provides services not funding
- Conducted by EPA on behalf of a public or non-profit entity
- Easy to apply – contact Whitney Bynum (**bynum.whitney@epa.gov**)



EPA TECHNICAL ASSISTANCE PROVIDER GRANTEES



KANSAS STATE
UNIVERSITY

www.ksutab.org



- K-State now serves tribes, states, and communities in Regions 5, 6, 7, 8
 - >> Use it or Lose it
 - >> Not sure? ASK!
- Provides services not funding
- Can do things EPA Cannot
 - >> Review proposals
 - >> TAB-EZ



EPA Technical Assistance Provider Grantees

- **CDFA** – Mentoring communities to find financing solutions to redevelopment.
- **Groundworks USA** – Assist with community engagement efforts.
- **HMTRI** – Assist with preparation and implementation of environmental job training.





Applying EPA Brownfield Resources

Pruitt-Igoe Site, St. Louis, MO

- Site risk assessment and soil management plan using EPA TBA resources .
- MDNR Certificate of Completion (aka No-Further- Action Letter) 2015.
- Reuse for non-residential purposes.
- Topographic survey.
- Developer purchases site August 2016. Plans for a medical clinic and hotel.





New Hospital and Emergency Department

Spring 2019

NSR ER/Urgent Care Properties, LLC



PARIC
EXPERIENCE. EXCELLENCE.



Ross & Baruzzini
DAVID MASON
+ ASSOCIATES

KAI
DESIGN & BUILD

Andover, Kansas



Before



After





Morrill, Kansas





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